



MORTGAGE

BOOK 1566 PAGE 453

THIS MORTGAGE was made this 8th day of MARCH 1982 between the Mortgagor, William Bliss III and Jean Mary Bliss (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of nineteen thousand, nine hundred, eight-two, and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 16, 1990

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel, or lot of land, situate, lying and being on the southern side of Brookbend Road, Greenville County, South Carolina, being shown and designated as Lot 44 on a Plat of Holly Springs, Section I recorded in the RMC Office for Greenville County in Plat Book 4-N, at Page 5, and having, according to said Plat, the following metes and bounds.

Beginning at an iron pin on the southern side of Brookbend Road, joint corner of Lots 43 and 44, and running thence S 3-21 E, 121.4 feet to an iron pin; thence N 18-00 W, 150 feet to an iron pin on the southern side of Brookbend Road; thence with said Road, S 77-03 E, 85 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantors herein by deed of George O'Shields Builders, Inc., recorded February 14, 1975, in Deed Book 1014, at Page 686.

As a part of the consideration herein, the Grantees assume and agree to pay that certain mortgage in favor of First Federal Savings & Loan Association in the original amount of \$35,000.00, dated February 14, 1975, recorded in Mortgage Book 1333, at Page 234, and having a present balance due thereon of \$33,830.88

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This being the same property conveyed to William Bliss III and Jean Mary Bliss by deed from Richard S. Hendricks and Mary Gail K. Hendricks recorded in the RMC Office for Greenville County, South Carolina on June 6, 1978 in Deed Book 1080 on Page 597 and dated June 5, 1978.

which has the address of 126 Brookbend Road, Mauldin, South Carolina, 29662 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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